

October 17, 2019

Fr Eric Caindec, Terra Linda Homeowner
Dt October 8, 2019
Re Proposed Costco at Northgate Mall

Dear San Rafael Design Review Board

I am writing to register my **opposition to the proposed Costco** store at Northgate Mall.

As currently proposed, the big box reality of Costco's design contributes negatively to the community and residential feel in place now. The Costco will be pushing the borders of the mall parking lot, and be right across the street from residential historical Eichler homes.

Regarding the parking structure design, it will be especially critical to study how the in and out flow will work, especially on busy days when finding a parking spot in the garage will take longer than usual. Seems like the in and out through limited entry points (as opposed to a free flow open parking lot) could significantly impact travel times.

Regarding the proposed gas pump component of the Costco plan, the flow of waiting cars, and the route taken by exiting cars after fueling seems cramped, requiring sharp turns that likely cross paths with pedestrians. Feels like too much mass trying to fit in an inadequately small space.

Why does San Rafael need a Costco when we have one already about 7 miles away in Novato?

Thank you for accepting my letter, and please include this in the material packet for the October 22 Design Review Meeting.

Eric Caindec

Associated Constituent**Annika Osborn**

C-1047948, added on September 10th, 2018 at 4:52 PM

Phone Numbers: +1 [REDACTED]**Email Addresses:** [REDACTED]**Locations:** None**Conversation:****First Name:** Annika**Last Name:** Osborn**Email Address:** [REDACTED]**Phone Number:** 4 [REDACTED] 7**Subject:** Say "No" to Costco

Message: For the reasons below, please do not allow Costco in San Rafael: 1. Supporting and installing gas stations when SR has a goal of reducing carbon emissions doesn't make sense....yes to EV charging; 2. The amount of excessive plastics surrounding Costco products is shameful...make them reduce plastics by 50% 3. A big box store like Costco will ultimately ruin a residential neighborhood like Terra Linda...the traffic congestion, the greenhouse gas emissions from idling, and the aesthetics. Instead, can we focus on funding a year round covered farmer's market? This sustainable project solves all three of the issues above, reducing greenhouse gas emissions and boosting sustainable farming...in sum, let's avoid adding to the climate crisis and work for a better world for future generations.

Inbound form submission from Annika Osborn to Contact Community Development on October 16th, 2019 at 11:34 AM

Thank you for your message. We value your input and strive to respond to any questions or concerns within 2 business days. Thank you, City of San Rafael

Automated message sent to Annika Osborn via Community Development on October 16th, 2019 at 11:34 AM

Re: Costco opposition

Matthew Cox <[REDACTED]>

Tue 10/15/2019 9:06 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

As I watch the hearing tonight (10/15), I realize that gas stations, once opened, cannot easily be repurposed because of the toxic pollution. If the Costco opens the largest gas station in the county, they will undercut and run the other gas stations out of business. So we will have a corner with five derelict gas stations that cannot be re-purposed in the heart of town. A lot of kids ride to Vallecito along those gas stations. The heart of Terra Linda will erode.

Matt Cox

[REDACTED]

Terra Linda.

Matthew Cox
Asset Management
The Chartres Lodging Group, LLC.

[REDACTED]

Costco @ Northgate mall

Michael <[REDACTED]>

Wed 10/16/2019 8:15 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan, surely you are aware by now of the explosion of a fuel storage tank across the bay in Crockett ensuing fire still being brought under control while the San Rafael Planning Commission Meeting was hearing from Northgate mall) why Costco with 30-pump gas station & accompanying huge underground fuel storage tanks w Sears at Northgate mall.

The blast may have been caused by the 4.5 tremblor that hit about 15 hours earlier.

That meeting, which I attended, was standing room only; packed with angry Terra Linda residents who stood four from the podium up across Council Chambers and out the door. All wanting a chance to protest this debacle. All was about to be degraded for the many reasons enunciated at that podium but not aware perhaps that the proje potential lethality of our occasional temblor as demonstrated that very afternoon across the bay in Crockett.

Surely we can find a better fitting tenant than Costco & accompanying gas station.

Please help us to stop the Merlone Geiger rape of Terra Linda.

Thank you, Michael Mihalko

Sent from my iPad

Proposed Costco at Northgate Mall

June Mee. com <[REDACTED]>

Wed 10/16/2019 3:51 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I wanted to express my deep concern regarding the projected construction of a Costco warehouse at the Northgate Mall site in Terra Linda.

I am a Costco customer and frequent both the Novato and Richmond warehouses. I also have shopped at Costcos in the Pacific Northwest and on the eastcoast. However, no matter of convenience would convince me that having a Costco and Costco gas in Terra Linda is the appropriate development of that shopping complex. Every Costco I have visited has been far removed from residential areas and has had access to wide thoroughfares with multiple lanes to access highways. The Northgate Mall is not this type of location so I am shocked that the idea of constructing a Costco is even being considered.

The traffic, safety and environmental impacts alone should deter the city from considering this project. And as I understand it, the various studies regarding the development of that area suggest that a huge warehouse anchor store is the opposite of what most people want and need to revitalize and serve the area.

As an individual who is coming in and out of that very area multiple times a day, I can say that the level of congestion and traffic as it currently stands is highly problematic. Add in the increased load of Costco shoppers and it will be a logistical nightmare.

Given that there is a hospital, various retirement/nursing homes, and many schools, a high school, elementary and preschools all packed into the area surrounding the mall, we cannot afford to have these neighborhoods congested by more cars especially in cases of emergencies, natural disasters, and morning and afternoon school drop-off and pickups.

If the city is looking for flagship retailers for the mall, options like Target, Whole Foods, Trader Joe's, Super Duper Burger and Olive Garden would be more desirable.

A Costco would be an economic boon to San Rafael but the Northgate Mall is not the right location. I hope this plan is withdrawn and replaced with a better choice of retailer.

J.M. Kim

No Costco Northgate

p [REDACTED]

Tue 10/15/2019 3:19 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Elected Officials,

I adamantly against the proposed Costco in Terra Linda and stand with Responsible Growth Marin. I live off Smith Ranch Rd.

30 gas pumps is outrageous number!

The roads are already congested enough and there are poorly designed intersections all over Terra Linda.

There is already a Costco less than 8 miles away.

We need white collar jobs in Marin, not more slave wage positions.

As a former retail store owner in Marin, I am very well aware how Big Box kills community character and turns every town into a homogenized environment. Marin is special because we have a unique identity.

Remember, you work for your voters and not big box.

Sincerely,

Karen Tate

Sent from my T-Mobile 4G LTE device

Say No to Costco

Dan Testa <[REDACTED]>

Wed 10/16/2019 12:34 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Dana Testa <[REDACTED]>; Nick Testa <[REDACTED]>; Victoria Testa <[REDACTED]>;
Natalie Testa <[REDACTED]>

Dear San Rafael Planning Commission,

As a 15 year resident of Terra Linda, I am writing to advise you that I am strongly opposed to the proposed Costco project at Northgate Mall. I like Costco and am a regular customer at their Novato location. I also understand the potential revenue benefits they would introduce to both the city and Northgate Mall. However, I feel that the negative impacts that large big box retailers like Costco would have on a small residential community like Terra Linda far outweigh the benefits. Terra Linda draws residents for its relatively quiet small town atmosphere, surrounded by a vast beautiful open space. Big box retailers would significantly alter this atmosphere by introducing excessive traffic, noise, pollution, and safety issues for local residents (many of them children and seniors).

To ensure a sustainable future for San Rafael and Terra Linda, we must pivot toward climate and community friendly development solutions. Merlone Geier Partners originally expressed a vision for a community friendly town center concept when they acquired the Northgate Mall property. This vision has the potential to reshape the future of urban development by adopting an innovative, clean, green, and sustainable development model. This vision conjures an image of a place where the community can gather with many smaller scale restaurants, retailers, and family friendly entertainment establishments. The possibility of such a place excites myself, my family, friends, and neighbors. We would whole heartedly support the businesses there. The presence of a big box retailer like Costco would repel rather than attract us to gather there as a community.

In the face of climate change, we need fewer cars and more bikes on the road. Those fewer cars need to go electric. We need to increase usage of public transportation. We must urgently stop consuming fossil fuels if we are to have any chance of saving the future for our children! The installation of a new Costco with new gas stations and significant new traffic will exacerbate rather than help solve climate change.

For the sake of our children, I urge you to lead our community toward a sustainable future by rejecting the Costco proposal and guiding Merlone Geier Partners toward clean, green, and community friendly development choices. As a voter and active member of this community, I am counting on you to lead us there.

Regards,
Dan Testa

[REDACTED]
San Rafael

Proposed Costco at Northgate Mall

Jeanne Mann <[REDACTED]>

Wed 10/16/2019 11:44 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hello. I'm writing to voice my strenuous objection to the siting of a Costco with gas pumps at the bottom of Quail Hill, in the Sears location. As a 30-year resident of Quail Hill, and an every-election voter, I can tell you that there could hardly be a worse fit for this neighborhood than Costco.

Don't get me wrong. I'm a Costco member, and I shop at the Novato Costco. It's conveniently and appropriately sited for Marin and even Sonoma.

However, the residential neighborhood of Quail Hill is not a similar site. Even at the Christmas season, our narrow roads are backed up, and parking is a continual challenge. I can't imagine even more traffic, noise, exhaust fumes from cars idling waiting for gas, carts all over the place, and lights on at all hours. We have homes for the elderly here, Guide Dogs for the Blind volunteers walking dogs around the neighborhood, seniors and bikers walking the promenade around the mall, and people's homes that face the area of the proposed Costco.

I have no doubt that home values in this neighborhood will plummet if Costco is sited here, due to the radical shift from peaceful suburban neighborhood to high traffic commercial neighborhood.

There are many potential uses for the space. Senior housing, mixed use housing and good restaurants with small retail stores, or even a grocery store like Good Earth or Oliver's Market would be wonderful additions, and appropriate to the surroundings.

Please do not approve a Costco to be sited at this location. Thank you for your consideration.

Jeanne C Mann

[REDACTED]
San Rafael CA 94903

Statement for the San Rafael Planning Commission, October 15, 2019

I am Kay Noguchi, a resident of Terra Linda since 1995. I served 5 years on the Vision in Action Committee for North San Rafael (1998-2003), 3 years on San Rafael's 2020 General Plan Steering Committee (2000-2003), and 5 years on the Citizens Advisory Committee for Redevelopment (2007-2011). As a result, I have an educated layperson's knowledge of planning.

Based on my experience and knowledge of the community, I believe that the Costco proposal is not an appropriate fit for the site. I am especially concerned about the proposed gas station. While it may be good for Costco since you can't buy gas online, it would be at the cost of the community. The site does not need the toxic contamination associated with a gas station, and the community does not need the added air pollution of idling cars.

A big box retailer is not an anchor store; rather it takes business away from other outlets already in the community. A much better use of Northgate Mall would be mixed use redevelopment --adding a housing component to the retail, services, and entertainment mix. The inclusion of affordable housing in Mall expansion plans was explicitly recommended in General Plan 2020.

There would be other uses for the Sears site that would actually bring vitality and shoppers to the Mall. Some examples might be a Kaiser rehabilitation center, an expanded Marin YWCA, an indoor amusement park using virtual reality like they have in Japan, or a center for retro indoor sports like bowling, ping pong, billiards, handball, climbing walls, an indoor walking track, roller skating, and/or ice skating.

If the goal is to revitalize the Mall, it is time to think outside the Big Box.